

**MARKED AGENDA
ZONING REVIEW BOARD
JANUARY 14, 2010
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES:

1. **Z-09-45-** An Ordinance to rezone property from R-4 (Single Family Residential) to C-1 (Community Business), property located at **1187 Hosea L. Williams, Drive, N.E.**, fronting approximately 50 feet on the south side of Hosea L. Williams Drive, beginning 90 feet from the southeast corner of Moreland Avenue. Depth: approximately 169.51 feet. Area: approximately 0.194 acre. Land Lot 208, 15th District, DeKalb County, Georgia.
OWNER: SUGARMAN ABNEY DEVELOPMENT, LLC
APPLICANT: ERIC J. KRONBERG
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2010
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2010

2. **Z-09-46-** An Ordinance to rezone property from R-4 (Single Family Residential) to MR-2 (Multi-family Residential) District, property located at **884, 892, 898 and properties with the following parcel identification numbers (14-0008-0010-005-0, 14-0008-0010-006-08 and 14-0008-0010-026-6 McDonough Boulevard.S.E. and property identified as 14-0008-0010-015-9 Hanes Circle, S.E.** fronting approximately 418.45 feet on the north side of McDonough Boulevard. Depth: approximately 612.51 feet. Area: approximately 5.27 acres. Land Lot 8, 14th District, Fulton County, Georgia.
OWNER: ROGER P. GLASS, SR.
APPLICANT: ROGER P. GLASS, SR.
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2010
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2010

DEFERRED CASES:

3. **Z-09-36**-An Ordinance by Councilmember Clair Muller to rezone property having a street address or Tax Parcel Identification Number (as applicable) of 17-0183-LL-143-2, 1100 Moores Mill Road, 1110 Moores Mill Road, 17-0183-LL-172, 17-0183-LL-171, 1120 Moores Mill Road, 1124 Moores Mill Road, 1128 Moores Mill Road, 17-083-LL-097-0, 1150 Moores Mill Road, 1160 Moores Mill Road, 1164 Moores Mill Road, 1168 Moores Mill Road, 958 Nawench Drive, 970 Nawench Drive, 980 Nawench Drive, 1000 Nawench Drive, 1014 Nawench Drive, 1028 Nawench Drive, 1042 Nawench Drive, 1058 Nawench Drive, 1078 Nawench Drive, 1090 Nawench Drive, 1089 Nawench Drive, 1075 Nawench Drive, 1055 Nawench Drive, 1045 Nawench Drive, 1035 Nawench Drive, 1025 Nawench Drive, 1015 Nawench Drive, 1011 Nawench Drive, and 997 Nawench Drive, from R-3 (Single-Family Residential) to R-2B (Single-Family Residential); and for other purposes.
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
4. **Z-09-38**-An Ordinance to rezone from the C-1 C(Community Business-Conditional) District to the C-1 C(Community Business-Conditional) District, for the purposes of a change of conditions, property located at **2815-2839 Peachtree Road, N.E..** The property fronts 275 feet on the southeasterly side of Peachtree Road beginning 99.92 feet from the northwest corner of Rumson Road. Depth: varies. Area: 1.24 acres. Land Lot 100. 17th District, Fulton County, Georgia.
OWNER: GARDENBRAND, LLC.
APPLICANT: GARDENBRAND, LLC.
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2010
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2010
5. **Z-09-39**-An Ordinance to rezone from the R4A (Single family Residential) District and the C-1-C (Community Business-Conditional) District to the C-1 (Community Business) District, property located at **178 McDonough Boulevard, S.E.** fronting approximately 54 feet on the north side of McDonough Boulevard, beginning 122 feet from the northwest corner of Lakewood. Depth: approximately 199 feet. Area: 0.624 acres. Land Lot 56, 14th District, Fulton County, Georgia.
OWNER: PRITHVI, INC.
APPLICANT: ROBERT W. HOFFMAN
NPU-Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

6. **U-09-24-** An Ordinance granting a Special Use Permit for a Day Care Center pursuant to Section 16—06.005 (1) (b) for property located at **779 Atwood Street, S.W.**, fronting approximately 120 feet on the west side of Atwood Street, approximately 67 feet southwest of the intersection of Atwood Street and Donnelly Avenue. Depth: varies. Area: approximate 0.366 acres. Land Lot 139, 14th District, Fulton County, Georgia.
OWNER: PAN AFRICAN ORTHODOX CHRISTIAN CHURCH
APPLICANT: TERRENCE RAYE
NPU-T COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
7. **Z-09-24-** An Ordinance by Zoning Committee to amend Section 16-28A.013(a) (x) of the City of the Atlanta Sign Ordinance for the purpose of clarifying the effect of modification or replacement of structures supporting on the non-conformity of general advertising signs; and for other purposes.
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL
8. **Z-09-15-** An Ordinance to rezone from the C-1-C (Community Business –Conditional) District and R-LC (Residential Limited Commercial) District to the PD-MU (Planned Development-Mixed Use) District, property located at **87, 99 West Paces Ferry and 91 West Paces Ferry Road, Units 1-7 and 9; 91 West Paces Ferry Road, Unit 8; 3188 Paces Ferry Place; 3198 Paces Ferry Place and 3204 (aka 3202 Paces Ferry Place)**, fronting approximately 315 feet on the west side of Paces Ferry Place beginning approximately 249.95 feet from the northwest corner of West Paces Ferry Road. Depth: varies. Area: 3.178 acres. Land Lot 99, 17th District, Fulton County, Georgia.
OWNER: 800 CORPORATION, LUDWIG I FLA. CORPORATION
AND WOODLANDS OF GEORGIA, INC. C/O MILLER AND
MARTIN PLLC, MRS. PAMELA SMART AND MRS. JACQUELINE
SNELLING
APPLICANT: 800 CORPORATION
NPU-B COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA